

- Detached family home
- Accommodation over 3 floors
- Three bedrooms
- Three basement rooms
- Modern three piece bathroom
- Lounge diner
- Well kept gardens
- Driveway for multiple vehicles



£240,000

BOLTON

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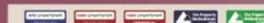
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a very popular and convenient position, just off Crompton Way, is this detached family home offering an abundance of accommodation throughout. The property is situated close to many local amenities within easy access to transport links, schools and shops. The property is also ideal for the commuter with both Bolton and Bury town centres being a short drive away along with Hall I'th Wood train station which takes you directly through to Manchester. The accommodation for this property is set over three floors with there being an entrance hallway, lounge/diner and kitchen to the ground floor, three bedrooms and a modern three piece bathroom to the first floor and an additional three basement rooms, one of which is used as an office and the other two previously as bedrooms. Externally there are well maintained lawned gardens with mature flower beds to the front and the side of the property with driveway parking for multiple vehicles at the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Ceiling light point, storage cupboard.

Entrance hallway: Ceiling light point, radiator, door and stairs leading to the basement level.

Living room/diner: 23' 0" x 12' 2" (7.00m x 3.70m) Ceiling light point, radiator, living flame gas fire and surround, double glazed windows to the front, double glazed sliding patio doors leading to the balcony.

Balcony: 18' 8" x 8' 6" (5.7m x 2.6m) Ideal for table and chairs with a gate leading to the side of the property.

Kitchen: 8' 2" x 7' 10" (2.5m x 2.4m) Ceiling light point, double glazed window to the rear, radiator, range of fitted wall and base units with extractor fan, space for an electric cooker, under counter fridge, sink with mixer tap and drainer, tiled splashback to the walls., door leading to the double glazed porch at the side.

Basement level:

Basement hallway: Space for a washing machine and fridge/freezer, stainless steel sink, radiator.

Basement office: 14' 6" x 10' 10" (4.42m x 3.29m) Downlights, radiator, carpeted, currently used as an office.

Basement room 2: 17' 3" x 8' 8" (5.25m x 2.64m) Currently used as a bedroom, spotlights, radiator, double glazed window to the rear, storage cupboard housing the wall mounted boiler.

Basement room 3: 17' 2" x 6' 11" (5.22m x 2.11m) Previously used as a bedroom, Downlights, double glazed window to the rear, radiator.

First floor landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 13' 1" x 10' 6" (4m x 3.2m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2: 10' 6" x 10' 6" (3.2m x 3.2m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3: 9' 10" x 7' 7" (3m x 2.30m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 7' 6" x 5' 5" (2.29m x 1.65m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and drainer, tiled walls, extractor fan.

Outside: To the front and the side of the property there are well maintained lawned gardens with mature flower beds. The rear of the property has driveway parking for multiple vehicles.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 26 May 1976.

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2267

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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